

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: **2003**

FINAL

Pulaski Housing Authority
2006 Garden Meadow Drive
Pulaski, TN 38478

TN011v02

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Pulaski Housing Authority

PHA Number: TN011

PHA Fiscal Year Beginning:(mm/yyyy) 10/01/03

PHA Plan Contact Information:

Name: Vivian Gordon, Executive Director

Phone: 931-363-6525

TDD:

Email(if available): viviango@bellsouth.net

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered :

☒ Public Housing and Section 8 ☐ Section 8 Only ☐ Public Housing Only

Annual PHA Plan Fiscal Year 20 03 [24CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

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<input checked="" type="checkbox"/> Attachment H : Resident Membership on PHA Board or Governing Body	
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<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment E – Performance and Evaluation Report – 2000 CFP	
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(2008-2012)
Attachment O – Community Service Requirement

ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

Not Required

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

No significant changes proposed

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$319,256.00**

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 - Year Action Plan

The Capital Fund Program 5 - Year Action Plan is provided as Attachment **D**

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment **B**

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
1a. Development name: <u>Washington Heights</u>	
1b. Development (project) number: <u>TN011-001</u>	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY) <u>01/15/04</u>	
5. Number of units affected: <u>20</u>	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing <input checked="" type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: <u>2004</u> b. Actual or projected start date of relocation activities: <u>2004</u> c. Projected end date of activity: <u>2004</u>	

4. Voucher Homeownership Program

[24 CFR Part 903.79(k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified).)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum home owner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

Not Required

[24 CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

- C. ☐ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

- D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are attached at Attachment (Filename) [Following the review of the Agency Plan, the members voiced their support of the proposed Plan, including the proposed capital improvements. There were no specific recommendations or requested changes. See Attachment L.](#)

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included
☐ Yes ☐ No: below or
☐ Yes ☐ No: at the end of the RAB Comments in Attachment _____.
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment _____
- ☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

Tennessee Housing and Development Agency

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☐ The PHA has based its statement of need so ffamilies in the jurisdiction on the need expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- ☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

PHA's definition of "Significant Amendment or Substantial Deviation" from its 5-Year and Annual Plans:

1. Changes to rent or admissions policies or organization of the waiting list.
2. Addition of non-emergency work, items (items not included in the Annual Statement or 5-Year Action Plan) or a change in the use of replacement reserve funds under the Capital Fund.
3. Any change with regard to demolition or disposition, designation, or homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements.

B. Significant Amendment or Modification to the Annual Plan:

PHA's definition of "Significant Amendment or Substantial Deviation" from its 5-Year and Annual Plans:

1. Changes to rent or admissions policies or organization of the waiting list.
2. Addition of non-emergency work, items (items not included in the Annual Statement or 5-Year Action Plan) or a change in the use of replacement reserve funds under the Capital Fund.
3. Any change with regard to demolition or disposition, designation, or homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
NA	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHA participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHA participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Attachment B: Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Pulaski Housing Authority		Grant Type and Number Capital Fund Program: TN43P01150103 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: FY 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non - CFP Funds	0.00			
2	1406 Operations	1,116.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	50,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	18,800.00			
10	1460 Dwelling Structures	247,340.00			
11	1465.1 Dwelling Equipment — Nonexpendable	0.00			
12	1470 Non dwelling Structures	0.00			
13	1475 Non dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	\$2,000.00			
18	1498 Mod Used for Development	0.00			
19	1502 Contingency	0.00			
20	Amount of Annual Grant: (sum of lines 2 - 19)	319,256.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of line 20 Related to Section 504 Compliance	6,000.00			
23	Amount of line 20 Related to Security	24,400.00			
24	Amount of line 20 Related to Energy Conservation Measure	0.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Pulaski Housing Authority		Grant Type and Number Capital Fund Program #: TN43P01150103 Capital Fund Program			Federal FY of Grant: FY 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406	1	1,116.00				
	Fees and costs (Includes Energy Audit)	1430	1	50,000.00				
TN011-002	Replace deteriorated sidewalks (Approx 30%)	1450	2000	6,000.00				
	Replace sewer laterals.	1450	1	12,800.00				
	Remove existing and install new entry doors and new locksets.	1460	22	17,600.00				
	Install new security screen doors at all units.	1460	22	5,500.00				
	Remove existing and install new aluminum windows.			0.00				
	a. Type "A" Building	1460	3	14,850.00				
	b. Type "C" Building	1460	2	15,840.00				
	Clean and refinish kitchen wall cabinets.	1460	11	3,300.00				
	Replace existing base cabinets and countertops in kitchens.	1460	11	6,600.00				
	Replace existing sink and faucet and all related.	1460	11	4,950.00				
	Remove existing and install new VCT flooring and rubber base.	1460	11	12,100.00				
	Install new central HVAC.	1460	11	38,500.00				
	Install new ceramic tile tub surround all units.	1460	11	6,600.00				
	Install new tub faucet and shower head.	1460	11	3,025.00				
	Replace ceramic tile floor in bath	1460	11	3,300.00				
	Cover all exterior walls with furring strips and ½" gypsum board. (Extension rings for all electrical outlets and switches).	1460	11	16,500.00				
	Install new bath accessories.	1460	11	1,650.00				
	Install new address light fixtures.	1460	13	1,300.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Pulaski Housing Authority		Grant Type and Number Capital Fund Program#: TN43P01150103 Capital Fund Program				Federal FY of Grant: FY 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Construct new front porch structure to include new columns.	1460	13	14,950.00				
	Construct new rear porch structure to include new support brackets.	1460	13	8,125.00				
	Install new composition shingles.	1460	5	20,000.00				
	Install new vinyl shutters as indicated.	1460	38	3,800.00				
	Replace all interior doors and hardware.	1460	45	7,875.00				
	Paint interior of units.	1460	11	16,500.00				
	Washer Boxes (Valves only).	1460	11	1,375.00				
	New Lavatories and faucets	1460	11	3,850.00				
	New telephone and cable connections all rooms	1460	11	2,750.00				
	Dryer Connections and exterior cover	1460	11	1,650.00				
	Replace Bathtubs.	1460	11	11,000.00				
	Provide furr down above kitchen cabinets	1460	11	2,750.00				
	Provide new fluorescent light fixture in kitchens.	1460	11	1,100.00				

Attachment C: Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Pulaski Housing Authority		Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: TN43R01150103 RHF			Federal FY of Grant: FY 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	\$54,000.00			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$54,000.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measure				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Attachment D

Capital Fund Program Five - Year Action Plan Part I: Summary					
PHA Name: Pulaski Housing Authority				<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHAFY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHAFY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHAFY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHAFY: 2007
	Annual Statement				
PHA Wide		63,856.00	70,256.00	70,256.00	70,256.00
TN011-001		104,000.00	249,000.00	249,000.00	249,000.00
TN011-002		151,400.00	NA	NA	NA
CFPFunds Listed for 5 - year planning		\$319,256.00	\$319,256.00	\$319,256.00	\$319,256.00
Replacement Housing Factor Funds		\$54,000.00	\$54,000.00	\$54,000.00	\$54,000.00

Capital Fund Program Five - Year Action Plan

Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: 2004 PHAFY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHAFY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA Wide	Operations	\$18,856.00	PHA Wide	Operations	\$25,256.00
Annual	PHA Wide	Fees and Costs	\$45,000.00		Fees and Costs	\$45,000.00
Statement	TN011-001	Replace deteriorated sidewalks	\$8,000.00		Replace deteriorated sidewalks	\$8,000.00
		Add double "Y" cleanouts	\$1,800.00		Add double "Y" cleanouts	\$3,000.00
		Remove existing and install new entry doors and new locksets.	\$4,800.00		Remove existing and install new entry doors and new locksets.	\$8,000.00
		Install new security screen doors at all units.	\$3,000.00		Install new security screen doors at all units.	\$5,000.00
		Replace gas meters	\$1,800.00		Replace gas meters	\$3,000.00
		Kitchen Renovations/cabinets	\$15,000.00		Kitchen Renovations/cabinets	\$25,000.00
		Bath Renovations	\$24,000.00		Bath Renovations	\$40,000.00
		Replace interior doors	\$1,500.00		Replace interior doors	\$2,500.00
		Remove existing and install new VCT flooring and rubber base.	\$6,600.00		Remove existing and install new VCT flooring and rubber base.	\$11,000.00
		Install new central HVAC.	\$22,800.00		Install new central HVAC.	\$38,000.00
		Paint and patch interiors	\$6,000.00		Paint and patch interiors	\$10,000.00
		Lead paint abatement	\$6,000.00		Lead paint abatement	\$10,000.00
		Replace soffits	\$4,800.00		Replace soffits	\$8,000.00
		Replace fascia boards and add vinyl siding	\$4,500.00		Replace fascia boards and add vinyl siding	\$7,500.00
		Replace light fixtures	\$1,200.00		Replace light fixtures	\$2,000.00
		Construct new front porch structure to include new columns.	\$6,900.00		Construct new front porch structure to include new columns.	\$11,500.00
		Construct new rear porch structure to include new support brackets.	\$3,750.00		Construct new rear porch structure to include new support brackets.	\$6,250.00
		Install new composition shingles.	\$15,000.00		Install new composition shingles.	\$25,000.00

Capital Fund Program Five - Year Action Plan

Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: 2004 PHAFY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHAFY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		Washer Boxes (Valves only)	\$750.00		Washer Boxes (Valves only)	\$1,250.00
		New telephone and cable connections all rooms.	\$1,500.00		New telephone and cable connections all rooms.	\$2,500.00
		Dryer connections and exterior cover	\$900.00		Dryer connections and exterior cover	\$1,500.00
		Cover misc. exterior trim with vinyl	\$4,800.00		Cover misc. exterior trim with vinyl	\$8,000.00
		Ranges and refrigerators	\$6,000.00		Ranges and refrigerators	\$10,000.00
		Demolish dwelling units in Washington Heights TN011-001	\$100,000.00		Relocation	\$2,000.00
		Relocation	\$4,000.00			
		Total CFP Estimated Cost	\$319,256.00		Total CFP Estimated Cost	\$319,256.00

Capital Fund Program Five - Year Action Plan Part II: Supporting Pages — Work Activities					
Activities for Year: 4 FFY Grant: 2006 PHAFY: 2006			Activities for Year: 5 FFY Grant: 2007 PHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide	Operations	\$25,256.00	PHA Wide	Operations	\$25,256.00
PHA Wide	Fees and Costs	\$45,000.00	PHA Wide	Fees and Costs	\$45,000.00
	Replace deteriorated sidewalks	\$8,000.00		Replace deteriorated sidewalks	\$8,000.00
	Add double "Y" cleanouts	\$3,000.00		Add double "Y" cleanouts	\$3,000.00
	Remove existing and install new entry doors and new locksets.	\$8,000.00		Remove existing and install new entry doors and new locksets.	\$8,000.00
	Install new security screen doors at all units.	\$5,000.00		Install new security screen doors at all units.	\$5,000.00
	Replace gas meters	\$3,000.00		Replace gas meters	\$3,000.00
	Kitchen Renovations/cabinets	\$25,000.00		Kitchen Renovations/cabinets	\$25,000.00
	Bath Renovations	\$40,000.00		Bath Renovations	\$40,000.00
	Replace interior doors	\$2,500.00		Replace interior doors	\$2,500.00
	Remove existing and install new VCT flooring and rubber base.	\$11,000.00		Remove existing and install new VCT flooring and rubber base.	\$11,000.00
	Install new central HVAC.	\$38,000.00		Install new central HVAC.	\$38,000.00
	Paint and patch interiors	\$10,000.00		Paint and patch interiors	\$10,000.00
	Lead paint abatement	\$10,000.00		Lead paint abatement	\$10,000.00
	Replace soffits	\$8,000.00		Replace soffits	\$8,000.00
	Replace fascia boards and add vinyl siding	\$7,500.00		Replace fascia boards and add vinyl siding	\$7,500.00
	Replace light fixtures	\$2,000.00		Replace light fixtures	\$2,000.00
	Construct new front porch structure to include new columns.	\$11,500.00		Construct new front porch structure to include new columns.	\$11,500.00
	Construct new rear porch structure to include new support brackets.	\$6,250.00		Construct new rear porch structure to include new support brackets.	\$6,250.00
	Install new composition shingles.	\$25,000.00		Install new composition shingles.	\$25,000.00
	Washer Boxes (Valves only)	\$1,250.00		Washer Boxes (Valves only)	\$1,250.00

Capital Fund Program Five - Year Action Plan Part II: Supporting Pages — Work Activities					
Activities for Year: 4 FFY Grant: 2006 PHAFY: 2006			Activities for Year: 5 FFY Grant: 2007 PHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	New telephone and cable connections all rooms.	\$2,500.00		New telephone and cable connections all rooms.	\$2,500.00
	Dryer connections and exterior cover	\$1,500.00		Dryer connections and exterior cover	\$1,500.00
	Cover misc. exterior trim with vinyl	\$8,000.00		Cover misc. exterior trim with vinyl	\$8,000.00
	Ranges and refrigerators	\$10,000.00		Ranges and refrigerators	\$10,000.00
	Relocation	\$2,000.00		Relocation	\$2,000.00
Total CFPEstimatedCost		\$319,256.00			\$319,256.00

Attachment E

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:					
Summary					
PHAName: Pulaski Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P01150100 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated*	Expended*
1	Total non -CFP Funds	\$0.00		\$0.00	\$0.00
2	1406 Operations	\$42,061.00		\$42,061.00	\$42,061.00
3	1408 Management Improvements	\$0.00		\$0.00	\$0.00
4	1410 Administration	\$0.00		\$0.00	\$0.00
5	1411 Audit	\$0.00		\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00
7	1430 Fees and Costs	\$60,000.00		\$60,000.00	\$59,415.78
8	1440 Site Acquisition	\$0.00		\$0.00	\$0.00
9	1450 Site Improvement	\$56,000.00		\$56,000.00	\$56,000.00
10	1460 Dwelling Structures	\$277,160.00		\$277,160.00	\$277,160.00
11	1465.1 Dwelling Equipment — Nonexpendable	\$0.00		\$0.00	\$0.00
12	1470 Non dwelling Structures	\$0.00		\$0.00	\$0.00
13	1475 Non dwelling Equipment	\$0.00		\$0.00	\$0.00
14	1485 Demolition	\$0.00		\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00		\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00		\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00		\$0.00	\$0.00
18	1499 Development Activities	\$0.00		\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00		\$0.00	\$0.00
20	1502 Contingency	\$0.00		\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$435,221.00		\$435,221.00	\$434,636.78

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Pulaski Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P01150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		\$42,061.00		\$42,061.00.00	\$42,061.00	
PHA Wide	Fees and Costs	1430		\$60,000.00		\$60,000.00	\$59,415.78	
TN011-003 Northside Apts.	Site improvements	1450		\$56,000.00		\$56,000.00	\$56,000.00	
	Landscaping/tree removal	1450						
	Replace sewer laterals	1450						
	Add double "Y" cleanouts	1450						
TN011-003	Dwelling units	1460		\$277,160.00		\$277,160.00	\$277,160.00	
	Abate asbestos floor tile	1460						
	Patch and paint	1460						
	Kitchen renovations	1460						
	Kitchen GFIC/bath GFIC	1460						
	Security screen doors	1460						
	Bath tub faucets	1460						
	Light fixtures	1460						
	HVAC	1460						
	911 house numbers	1460						
	Washer boxes	1460						
	Dryer vents and plugs	1460						
	New water heaters	1460						
	Ranges	1460						
	Refrigerators	1460						

Attachment F

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Pulaski Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P01150101 Replacement Housing Factor Grant No:		Federal FY of Grant: FY 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations	12,017.00	46,577.00	46,577.00	46,577.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	24,071.00	24,071.00	24,071.00	13,682.30
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	386,400.00	354,240.00	354,240.00	354,240.00
11	1465.1 Dwelling Equipment — Nonexpendable	14,400.00	19,200.00	18,530.00	18,530.00
12	1470 Non dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	7,200.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	444,088.00	444,088.00	443,418.00	433,029.30
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security — Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security — Hard Costs	18,900.00	18,900.00	18,900.00	18,900.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Pulaski Housing Authority		GrantTypeandNumber CapitalFundProgramGrantNo: TN43P01150101 ReplacementHousingFactorGrantNo:		FederalFYofGrant: FY 2001	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriod Ending: <input type="checkbox"/> FinalPerformanceandEvaluationReport					
LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
26	Amountoffline21RelatedtoEnergyConservationMeasures	81,000.00	81,000.00	81,000.00	81,000.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHAName: Pulaski Housing Authority		GrantTypeandNumber CapitalFundProgramGrantNo: TN43P01150101				FederalFYofGrant: FY 2001		
Development HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Dev. AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	FundsExpended	
PHA Wide	Operations	1406	1	12,017.000	46,577.00	46,577.00	46,577.00	
	Fees and Costs	1430	1	24,071.00	24,071.00	24,071.00	13,682.30	
TN011-003	Abate asbestos floor tile	1460	18	22,950.00	22,950.00	22,950.00	22,950.00	
	Patch and paint	1460	18	21,600.00	21,600.00	21,600.00	21,600.00	
	Kitchen renovations	1460	18	45,000.00	45,000.00	45,000.00	45,000.00	
	Kitchen GFIC	1460	18	1,800.00	1,800.00	1,800.00	1,800.00	
	Security screen doors	1460	36	13,500.00	13,500.00	13,500.00	13,500.00	
	Bath renovations	1460	18	45,000.00	45,000.00	45,000.00	45,000.00	
	Light fixtures	1460	18	18,000.00	18,000.00	18,000.00	18,000.00	
	Bath GFIC	1460	18	1,800.00	1,800.00	1,800.00	1,800.00	
	HVAC	1460	18	81,000.00	97,190.00	97,190.00	97,190.00	
	Smoke / carbon monoxide detectors	1460	18	2,700.00	2,700.00	2,700.00	2,700.00	
	HVAC closets	1460	18	5,400.00	5,400.00	5,400.00	5,400.00	
	911 house numbers	1460	18	1,800.00	1,800.00	1,800.00	1,800.00	
	New water heater relocation	1460	18	8,100.00	8,100.00	8,100.00	8,100.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Pulaski Housing Authority			Grant Type and Number Capital Fund Program Grant No: TN43P01150101			Federal FY of Grant: FY 2001		
Development HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Washer boxes	1460	18	5,400.00	5,400.00	5,400.00	5,400.00	
	Dryer vents and plugs	1460	18	5,400.00	5,400.00	5,400.00	5,400.00	
	Porch replacement	1460	1	2,500.00	2,500.00	2,500.00	2,500.00	
	Conduit for cable TV & telephone	1460	18	4,500.00	4,500.00	4,500.00	4,500.00	
	Roofs and decking	1460	15	30,000.00	30,000.00	30,000.00	30,000.00	
	Interior doors	1460	18	4,500.00	4,500.00	4,500.00	4,500.00	
	Paint porch columns	1460	18	3,600.00	3,600.00	3,600.00	3,600.00	
	Replace soffits	1460	18	1,800.00	1,800.00	1,800.00	1,800.00	
	Replace door locks & deadbolts	1460	18	2,700.00	2,700.00	2,700.00	2,700.00	
	Replace fascia boards & add vinyl	1460	18	9,000.00	9,000.00	9,000.00	9,000.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Pulaski Housing Authority		Grant Type and Number Capital Fund Program #: TN43P01150101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FY 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	03/31/02		03/31/02	09/30/03			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Attachment G: Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:
Summary

PHAName: Pulaski Housing Authority	Grant Type and Number Capital Fund Program: TN43P01150102 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: FY 2002
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☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	75,056.00	75,056.00	75,056.00	75,056.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	45,000.00	45,000.00	37,541.04	37,541.04
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	45,000.00	45,000.00	0.00
10	1460 Dwelling Structures	192,000.00	147,000.00	147,000.00	113,360.43
11	1465.1 Dwelling Equipment — Nonexpendable	7,200.00	4,800.00	3,354.00	3,354.00
12	1470 Non Dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non Dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	2,400.00	2,400.00	2,400.00
18	1498 Mod Used for Development	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)	319,256.00	319,256.00	310,351.04	231,711.47
21	Amount of line 20 Related to LBP Activities	3,000.00	3,000.00	3,000.00	3,000.00
22	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Energy Conservation Measure	27,000.00	27,000.00	27,000.00	27,000.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Pulaski Housing Authority		Grant Type and Number Capital Fund Program #: TN43P01150102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406	1	75,056.00	75,056.00	75,056.00	75,056.00	
	Fees and costs	1430	1	45,000.00	45,000.00	37,541.04	37,541.04	
TN011-003	Abate asbestos floor tile/add new tile	1460	6	7,650.00	13,750.00	13,750.00	10,588.00	
	Patch and paint	1460	6	7,200.00	10,080.00	10,080.00	7,762.00	
	Kitchen renovations	1460	6	15,000.00	18,900.00	18,900.00	14,553.00	
	Kitchen GFIC	1460	6	600.00	473.00	473.00	364.00	
	Bathroom renovations	1460	6	15,000.00	0.00	0.00	0.00	
	Light fixtures	1460	6	6,000.00	1,260.00	1,260.00	970.00	
	Bath GFIC	1460	6	600.00	315.00	315.00	243.00	
	HVAC	1460	6	27,000.00	30,240.00	30,240.00	23,453.43	
	New water heater relocation	1460	6	900.00	3,780.00	3,780.00	2,911.00	
	Washer boxes	1460	6	1,800.00	1,890.00	1,890.00	1,455.00	
	Dryer vent and plugs	1460	6	1,800.00	315.00	315.00	243.00	
	Conduit for cable TV and telephone	1460	6	1,500.00	315.00	315.00	243.00	
	Roofs and decking	1460	6	12,000.00	44,511.00	44,511.00	34,273.00	
	Interior doors	1460	6	1,500.00	8,000.00	8,000.00	6,160.00	
	Misc. Plumbing	1460	6	1,200.00	11,911.00	11,911.00	9,172.00	
	Replace soffits	1460	6	600.00	0.00	0.00	0.00	
	Replace fascia boards and add vinyl siding	1460	6	3,000.00	0.00	0.00	0.00	
	Cover misc. trim with vinyl	1460	6	3,000.00	0.00	0.00	0.00	
	Lead paint abatement	1460	6	3,000.00	0.00	0.00	0.00	
	New floor tile and base	1460	6	7,650.00	0.00	0.00	0.00	
	Electrical upgrade	1460	6	15,000.00	1,260.00	1,260.00	970.00	
	Ranges and Refrigerators	1465.1	6	4,800.00	4,800.00	3,354.00	3,354.00	
	Tenant relocation	1495.1	6	2,400.00	2,400.00	2,400.00	2,400.00	
	Site Improvements	1450	1	0.00	45,000.00	45,000.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Required Attachment H: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Elizabeth Garrett
409 W. Cotton St.
Pulaski, TN

B. How was the resident board member selected: (select one)?

- ☐ Elected
☒ Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? **Not Applicable**

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
- ☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- ☐ Other (explain):

B. Date of next term expiration of a governing board member: **Not Applicable**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mayor Dan Speer

Required Attachment I: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Faye Wright

737 Childress St.
Pulaski, TN

Mayor Dean Speer

PO Box 633
Pulaski, TN

Hester Rodgers

131 Phillips St.
Pulaski, TN

Tracy White

135 Victoria Pl.
Pulaski, TN

Gina Branch

321 Washington Circle
Pulaski, TN

Gail Parker

PO Box 369
Pulaski, TN

Emily Dickerson

238 East Dr.
Pulaski, TN

Donald Eugene Williams

2018 Garden Meadows Dr.
Pulaski, TN

Officer Dean Glossip

203 S. 1st St.
Pulaski, TN

ATTACHMENT J:

(B) Voluntary Conversion Initial Assessments **Assessment Completed in 2002**

- How many of the PHA's developments are subject to the Required Initial Assessments? **Five**
- How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **None**
- How many Assessments were conducted for the PHA's covered developments?
Five
- Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	

If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

ATTACHMENT K - Admission Policy for Deconcentration

- a. ☒ Yes ☐ No : Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question .
- b. ☐ Yes ☒ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

ATTACHMENT L – RESIDENT ADVISORY BOARD MEETING COMMENTS

The Resident Advisory Board reviewed the Agency Plan on June 16, 2003, at a meeting conducted at the Pulaski Housing Authority Office.

All components of the agency plan were discussed. The Board is in support of the agency plan, including the proposed capital fund annual budget/work items, and the 5 -year budget.

**ATTACHMENT M- DEVELOPMENT PLAN
FOR
REPLACEMENT HOUSING FACTOR FUNDS
Pulaski Housing Authority
Pulaski, Tennessee**

A. Project Description

The Pulaski Housing Authority (PHA) proposes to utilize Replacement Housing Factor (RHF) Funds for new construction activities. The proposed activities include the development of four new 1 and 2 -bedroom public housing units in Pulaski, Tennessee.

B. Development Method

The PHA proposes to develop the new units of public housing using conventionally bid construction on property currently owned by the PHA.

C. Site Information

The PHA proposes to develop the new units on a PHA -owned vacant site located in Development TN011 -002, Victoria Homes. Detailed site information will be provided once a final site selection is completed.

D. Project Costs

Activity #2: Development of four new public housing units:

▪ A/E Design & Inspection	\$30,000.00
▪ Survey	\$1,500.00
▪ Consultant Fees	\$3,000.00
▪ Legal	\$2,000.00
▪ Permits and Fees	\$1,500.00
▪ Building Construction	\$232,473.00
Total	\$270,000.00

Budget: The PHA projects that there is a balance of approximately \$270,000.00 to be made available from the 2003 through 2007 RHF Fund Budgets as follows:

▪ 2003 (Estimated)	\$54,000.00
▪ 2004 (Estimated)	\$54,000.00

▪ 2005(Estimated)	\$54,000.00
▪ 2006(Estimated)	\$54,000.00
▪ 2007(Estimated)	\$54,000.00
Total	\$270,000.00

E. Appraisal:

Since the PHA is proposing to develop the new units on existing public housing property an appraisal will not be required.

F. Financial Feasibility:

The PHA proposes to accumulate the RHF funds until sufficient funds are available to complete project construction. If necessary, the PHA will supplement the project costs with other Capital Fund monies to insure project completion.

G. Zoning:

The PHA proposes to build the new units on existing land owned by the PHA and already developed as multi-family public housing. However, the PHA will verify that the proper zoning is in place for the selected site with the appropriate local jurisdiction.

H. Facilities:

All of the existing public housing sites owned by the PHA have facilities and services available to accommodate 4 additional public housing units. However, the PHA will review facilities and services as a part of its site evaluation and selection process.

I. Relocation:

The PHA does not propose to relocate any families as a result of the proposed developments.

J. Life Cycle Cost Analysis:

Due to the limited size of the proposed new development the PHA proposes to match the utility, combination already in place at the selected site.

K. Project Development Schedule:

The following is a preliminary estimate of the proposed development schedule:

Activity	Completion Date
1. Complete site feasibility analysis and site selection.	09/30/03
2. Complete design.	12/31/03
3. Complete site preparation, grading, drainage and utilities.	12/31/04
4. Complete building construction.	03/31/06

L. Environmental Assessment:

The PHA will coordinate the completion of the environment assessment with the HUD Nashville Field Office.

M. Occupancy and Operation Policy:

The PHA proposes to operate the four new units under its existing public housing occupancy and operating policies.

N. Other Issues:

The PHA will include the proposed activities in its 2003 Agency Plan to be submitted to HUD on July 18, 2003.

The addition of the four dwelling units will not exceed the number of units in the PHA inventory on October 1, 1999.

**ATTACHMENT N- Replacement Housing Factor Funding Plan:
Second 5-Year Increment (2008-2012)
Pulaski Housing Authority
Pulaski, Tennessee**

A. Brief Project Description

The Pulaski Housing Authority's (PHA) current analysis of the local housing market indicates a need for additional affordable small bedroom type units. The PHA plans to develop 12 new elderly units.

Following completion of the study, PHA plans to target the area with the greatest need for a new 12-unit elderly development. The final unit mix will be dictated by a needs assessment study, however, based on current needs the unit mix is projected to be 8 one - bedroom and 4 two - bedroom units. The proposed structures will be duplex - type buildings.

The PHA proposes to develop these new units using conventionally bid new construction.

B. Schedule

The following schedule includes major milestones for the proposed development:

Milestone	Completion Date
Acquire property	January 2008
Award contract for A/E services	January 2008
Complete project design	April 2008
Submit development proposal to HUD	May 2008
Submit application for LIHTC funding	March 2009
Receive LIHTC allocation	September 2009
Construction bid/contract award	January 2010
Construction start	February 2010
Construction complete	March 2011
Date of full availability	April 2011
Full occupancy	June 2011
Project closeout	September 2011

C. Amount and Sources of Funding

The PHA proposes to accumulate these second five -year increment funding until sufficient funds are available to complete the project. These funds will be combined with LIHTC Funds and Capital Funds to complete the financing as follows:

RH Funds (estimated)	\$250,000
Capital Funds	\$100,000
LIHTC Equity	<u>\$650,000</u>
Total	\$1,000,000

Project expenditures are estimated as follows:

Property acquisition	\$75,000
Construction	\$750,000
Construction contingency	\$39,000
Professional fees	\$71,800
Construction loan interest and fees	\$33,200
Reports and studies	\$10,000
Tax credit fees	\$10,000
Syndication costs	<u>\$11,000</u>
Total project cost	\$1,000,000

D. Plan and Obligation/Expenditure Status

The PHA's Agency Plans have been approved by HUD through the 2002 program year. The 2003 Agency Plan will be submitted in July of 2003. The PHA has not missed any obligation or expenditure deadlines for the FY 1998 through 2000 Capital Fund programs.

ATTACHMENT O - COMMUNITY SERVICE REQUIREMENTS

The Quality Housing and Work Responsibility Act of 1998, requires that nonexempt residents of public housing perform community service. In order to be eligible for continued occupancy, each adult family member must contribute eight hours of community service per month or participate in an economic self-sufficiency program, or a combination of the two for eight hours per month, unless they are exempt from the requirement.

Eligible activities for completion of your Community Service Requirement will include eight hours per month contributed to any of the following activities or organizations:

1. Resident Organizations
2. Neighborhood Patrols
3. Participation in Adult Education Programs
4. Food Program
5. Youth Activities (sponsored through the local community centers)
6. Participation in any approved job-training program (JTPA or other State Program)
7. Senior Citizens Center (meals on wheels)
8. Adult Learning Center
9. Participation in Community Action Councils or Committees (Drug Task Force)
10. Participation in AA or other substance abuse programs

If you are participating in a program that is not listed, contact the Housing Authority office with the name of the program in which you are participating. This list is not meant to be all inclusive and other programs may be added, as we become aware of them.

You will be required to bring in verification of hours completed each month. The administrator of the program in which you are participating must sign your verification of hours worked. The Housing Authority will maintain a time sheet on each Resident that is required to do community service, and will track the hours completed. You may complete more than eight hours in one month toward your total of 96 hours per year, therefore, completing your requirement earlier than the twelve months allowed. You must only have eight hours for each month in which you do not qualify for an exemption. Exemption request forms are available at the Housing Authority business office.

Anyone who does not complete the required hours in a calendar year, will not be eligible for continued assistance from the Housing Authority, and their lease will be terminated. Residents who have completed their required hours shall have their lease automatically renewed, unless terminated for other good cause.

COMMUNITY SERVICE – EXEMPTION REQUEST

All adults (over 18) members of resident families are required to perform eight hours of community service each month, unless they qualify for exempt status with the Housing Authority. To qualify for an exemption, each adult family member must complete and return an exemption request, along with proper documentation, to verify that they are exempt from the community service requirement.

Exempt individuals are those who meet one or more of the following criteria. An adult who:

1. Is 62 years of age or older – **Verification: Birth Certificate**
2. Is a blind or disabled individual, as defined under the Social Security Act, and who certifies that because of this disability he or she is unable to comply with the community service requirements – **Verification: Social Security or SSI award letter**
3. Can provide documentation from a licensed physician that they have a disabling condition, which would prevent them from completing the community service requirement –
Verification: Letter from Physician
4. Is a family member who is primary caregiver for someone who is blind and disabled as set forth above – **Verification: Award letter from affected person**
5. Is a family member who is employed, either full-time or part-time –
Verification: Check stubs or Income Verification form
6. Is a full-time student (in high school or college with 12 credit hours or more) –
Verification: Enrollment Form
7. Is a family member who is exempt from work activity under Part A of Title IV of the Social Security Act or under any other State welfare program –
Verification: Letter or notice from DHS
8. Is a family member receiving assistance, benefits or services under a State program funded under Part A of Title IV of the Social Security Act or under any other State welfare program, and who is in compliance with that program –
Verification: Families First PRP or benefit letter
9. Is a single parent of under school age children, or a parent of under school age children, where the other adult members qualify for an exemption from the community service requirement – **Verification: Children's birth certificates**

In order to qualify for the exemption, you must turn in verification of your exemption with your request form. All new residents are exempt for the partial month when they first move in, after which an exemption must be requested if one is desired. If an exemption is not requested, it will be assumed that you do not desire one and you will be required to perform the required community service hours. Please fill in required information below.

I do hereby request an exemption from performing my eight hours of community service each month, because I qualify for one of the exemptions listed above.

Name

Address

Development

COMMUNITY SERVICE – INDIVIDUAL TIME SHEET

Name: _____

Move-in Date: _____

Address: _____

Start Month: _____

Month	Hours Required	Hours Comp	Organization	Location	Verified
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
TOTAL					

Annual Requirements Completed

Yes

No

Certified By _____

COMMUNITY SERVICE – MASTER TIME SHEET

Housing Community _____

[illegible]

- | | |
|------|----------------------------|
| 1-96 | Hours Completed |
| X | Excused (new Move-in, etc) |
| E | Exempt (Temp, Exemption) |

Figures are taken from individual time sheets and posted to the master time sheet. Individual time sheets are arranged by housing site in this book. Individual time sheets are placed in tenant files and annual hours are calculated.